



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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**PLANNING COMMISSIONERS**

Joseph H. Mueller, Chair  
John Moniz, Vice Chair  
Wayne Tanda, Commissioner

Susan Koepp-Baker, Commissioner  
Robert Benich, Commissioner

**PLANNING COMMISSION MEETING**

**FEBRUARY 8, 2011**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

**REGULAR MEETING - 7:00 P.M.**

**\*\*\* A G E N D A \*\*\***

**NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

## PLANNING COMMISSION AGENDA

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### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

### **ORDERS OF THE DAY**

**MINUTES:** January 25, 2011

### **CONTINUED PUBLIC HEARINGS:**

- 1)      **5 Minutes**      **SUBDIVISION, SD-09-08/DEVELOPMENT AGREEMENT, DA-09-06/  
ZONING AMENDMENT, ZA-09-09: CENTRAL-UCP:** A request for approval of a precise development plan, Development Agreement and subdivision approval on a 4.73 acre site located on the south side of East Central Avenue between Calle Mazatan and Butterfield Boulevard. The proposed project is a 32 lot single family residential development. The proposed zoning amendment is from R-2(3,500)/RPD, Multi-Family Low Residential Planned Development to R-1 (4,500)/PD, Single Family High Planned Development zoning district. (APN 726-22- 056)

**Recommendation:** Re-Open Public Hearing/continue to February 22, 2011.

### **PUBLIC HEARINGS:**

- 2)      **3 Minutes**      **URBAN SERVICE AREA, USA-10-01/ANNEXATION, ANX-10-01/  
ZONING AMENDMENT, ZA-10-04: JASMINE-TON-NU:** These applications are a request to include a .162 acre portion of a 1.13 acre County parcel into the City of Morgan Hill's Urban Service Area and City Limits. The proposed City zoning designation would be R-112,000/RPD; the .162 acre area is currently a paved section of Jasmine Way and will continue to be used for street right-of-way after incorporation into the City of Morgan Hill. (portion of APN 728-18-004)

**Recommendation:** Open Public Hearing/Table

- 3)      **35 Minutes**      **CONDITIONAL USE PERMIT AMENDMENT APPLICATION, UPA-08-11: BARRETT-COLSON & COLSON:** The applicant is requesting approval to amend a conditional use permit for the construction and operation of a congregate care retirement residence approximately 115,600-sf in size. The project site is 5.3 acres in size and is located near the northwest corner of Barrett Avenue and Butterfield Boulevard in an R3 (PD) zoning district (APN 817-30-050).

**Recommendation:** Open Public Hearing/Approve Request with Conditions

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### OTHER BUSINESS:

- 4) 25 Minutes **AWARD AND DISTRIBUTION OF RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) ALLOCATIONS:** Final award and distribution of the Residential Development Control System (RDCS) small project, micro project, senior housing and open market project competitions for FY 2012-13.

**Recommendation:** Adopt Resolution approving the award of building allotments.

### TENTATIVE AGENDA FOR THE FEBRUARY 22, 2011 MEETING:

- Draft Santa Clara Valley Habitat Plan, EIR, EIR Statement

### ANNOUNCEMENTS

### CITY COUNCIL REPORTS

### ADJOURNMENT

### **SPEAKER CARD**

*If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers, and deliver it to the Deputy City Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. As you are called, please walk to the podium to be recognized by the Chairperson. Please speak directly into the microphone while making your comments. Please limit your remarks to three (3) minutes.*

### **NOTICE**

#### **AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

### **NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

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**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

**NOTICE**

*All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)*